

Prime Solon Industrial Building

For Sale or Lease | 29601 Solon Road, Solon, Ohio 44139



CUSHMAN & WAKEFIELD

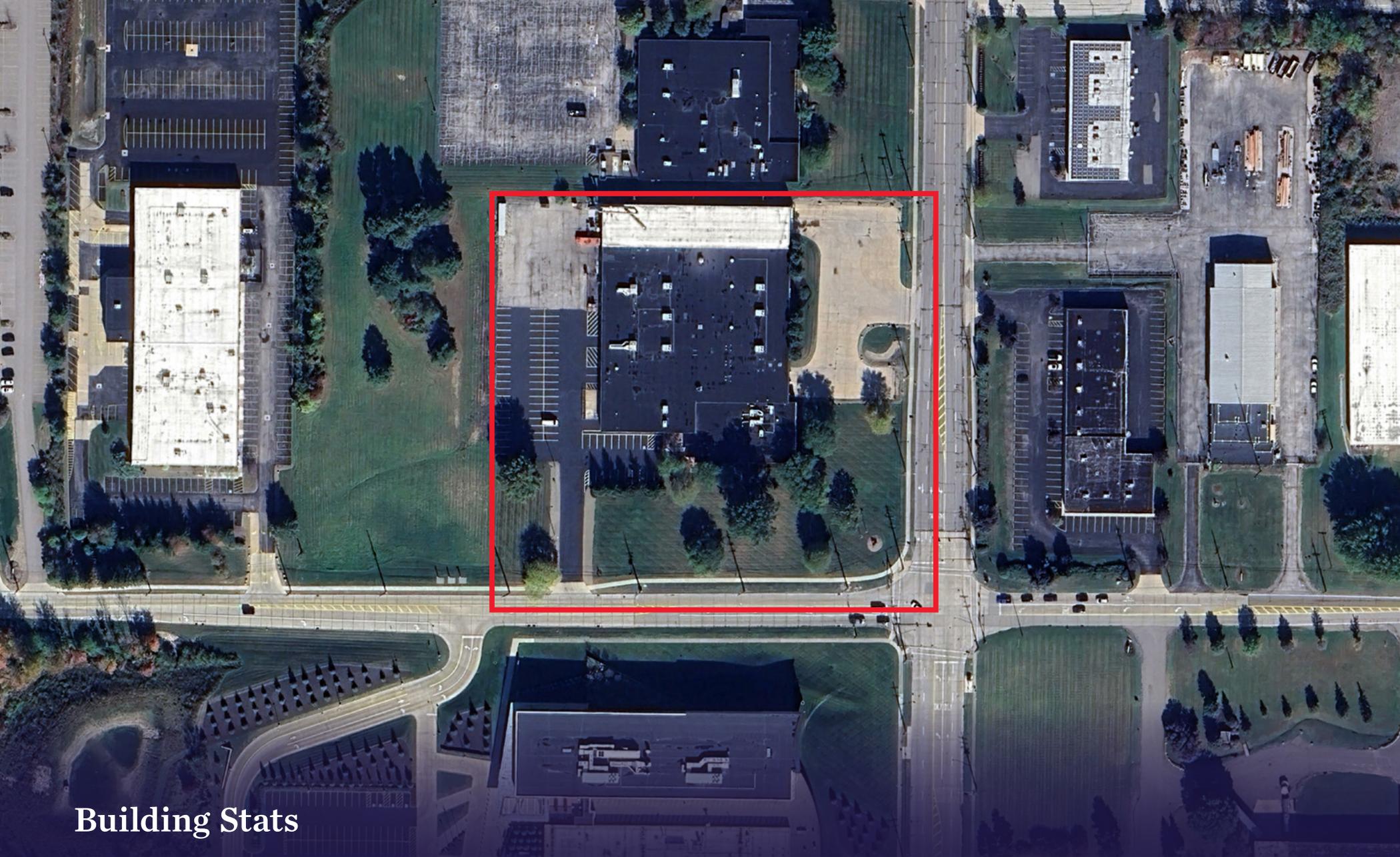
CRESCO
Real Estate

29601 Solon Road

- Situated on the corner of Solon Road & Cochran Road, just minutes from I-271/480 and SR 422
- 100% climate & humidity controlled with an Eco-B thermostat along with Three (3) Big Ass Fans, and Exhaust Fans
- LEDs installed throughout the entire warehouse (2025) in most of the offices/conference rooms (2022)
- Portions of the office repainted, restrooms renovated (2024)
- Inergen CO2 fire suppression system in solvent storage room
- Solvent storage room equipped with diking and catch basin

Building Size:	70,068 SF
Industrial SF:	61,280 SF
Office SF:	8,788 SF
Zoning:	I-2 (Industrial Manufacturing)
Clear Height:	16'3"-20'
Column Spacing:	38' x 38'
Docks:	Two (2) Int.& Two (2) Ext.
Drive-In Doors:	Two (2) (10' x 12' & 10' x 14')
Power:	4000A/480V/3phase
Sprinkler:	Wet
Lease Rate:	\$6.75 SF NNN (Estimated NNN = \$1.60/SF)
Sale Price:	\$4,900,000 (\$69.93/SF)





Building Stats

Parcel #: 953-07-003

Year Built: 1967

Land Area: 6.54 AC

Parking Spaces: 58 with Potential for More

Construction Type: Masonry

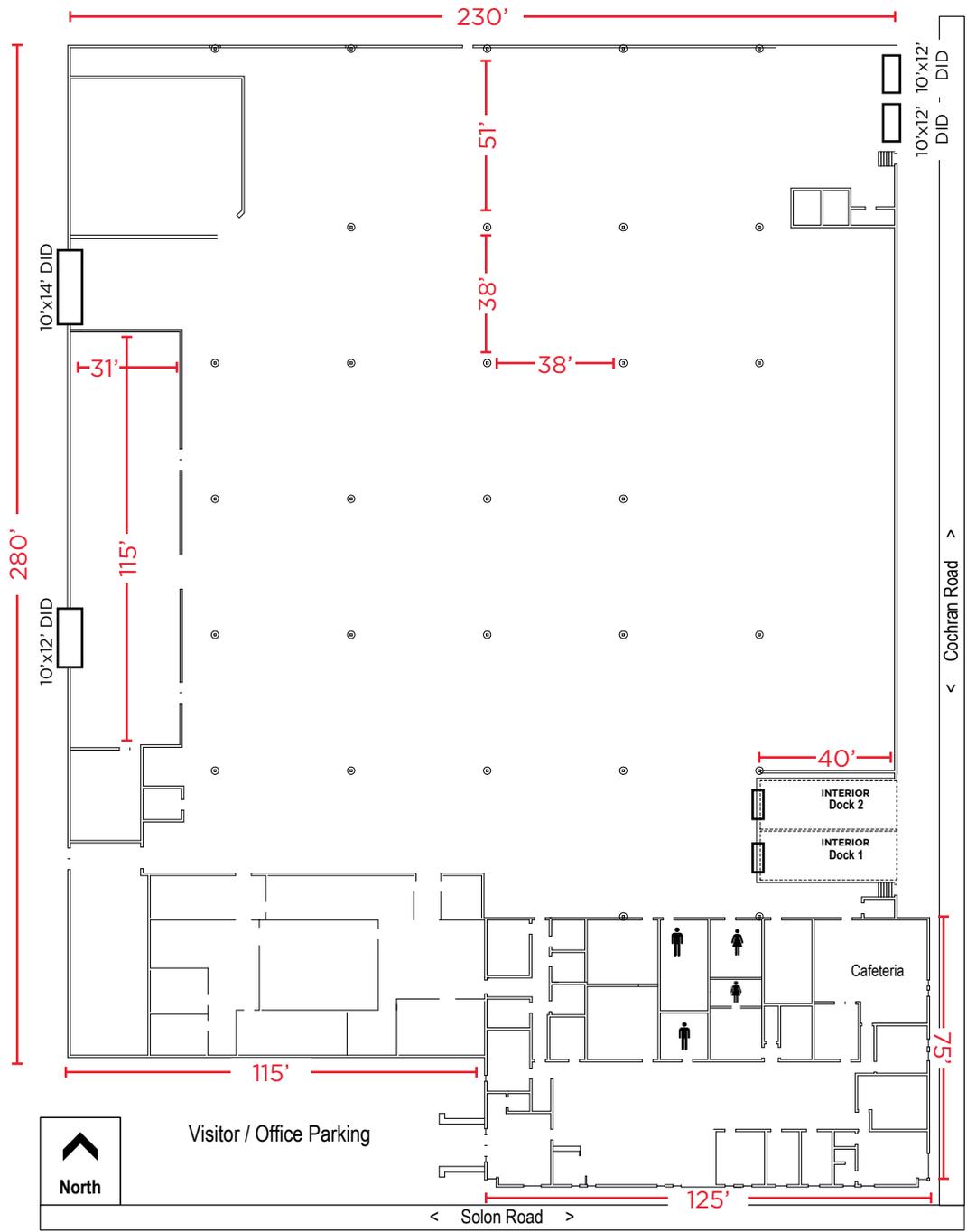
Roof Type: Rubber

Lighting: LED

A/C: Rooftop 100% Climate & Humidity Controlled

Heat: Rooftop and Gas

Floor Plan



111,888

Population
(2025 | 5 Mile)

42.3

Median Age
(2025 | 5 Mile)

47,833

Households
(2025 | 5 Mile)

\$132,283

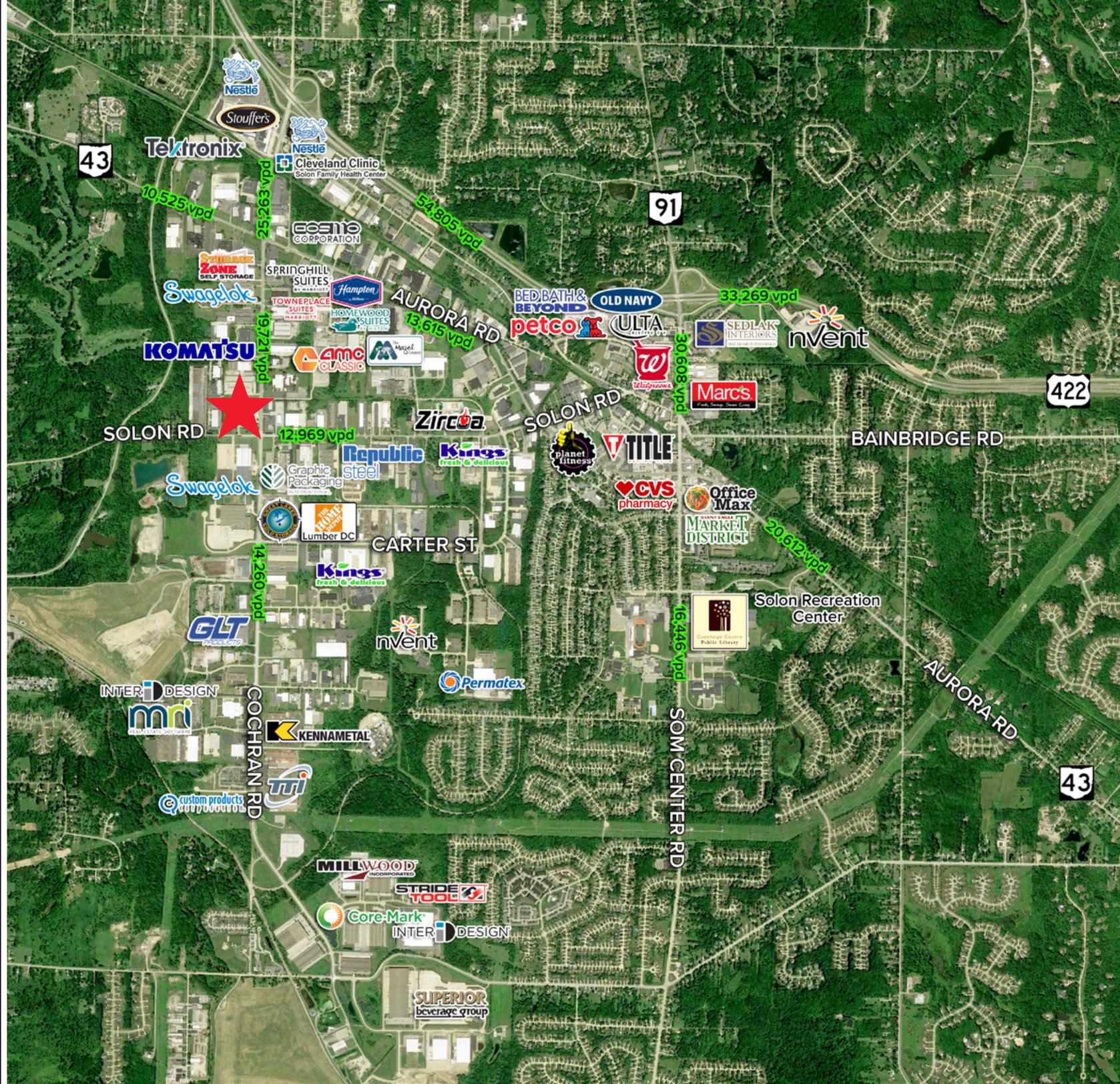
Household Income
(2025 | 5 Mile)

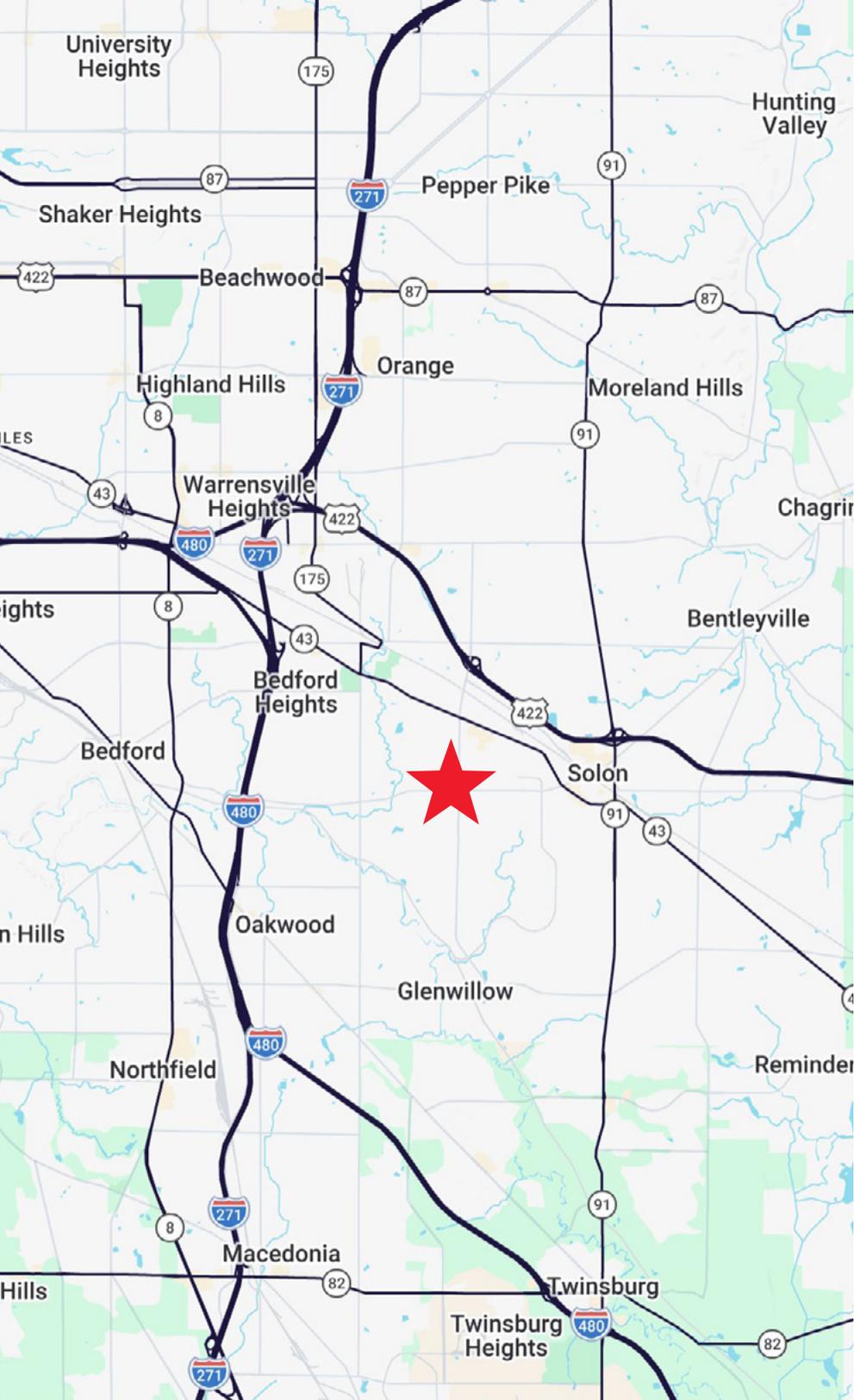
6,270

Total Businesses
(2025 | 5 Mile)

86,588

Total Employees
(2025 | 5 Mile)





Solon, Ohio

Solon is a premier industrial and corporate suburb within the eastern Cleveland metro, known for its strong manufacturing base, skilled workforce, and business-friendly environment. The city functions as a true employment center rather than a bedroom community, with a diversified mix of advanced manufacturing, industrial services, and corporate users. Solon benefits from excellent regional access via US-422, proximity to major population and labor pools, and a long track record of attracting and retaining nationally recognized employers. High household incomes, above-average educational attainment, and municipal support for economic development contribute to stable long-term demand for industrial and flex space, making Solon a consistently attractive market for industrial investors seeking durability and tenant depth.

Top Employers

Swagelok Company – Industrial fluid system products and global manufacturing leader; historically the largest employer.

Nestlé Prepared Foods Company – Major food processing facility with a significant workforce in production and R&D.

nVent / ERICO International Corporation – Electrical and fastening solutions manufacturing.

MRI Software LLC – Enterprise real estate and investment software provider (corporate / tech sector).

Graphic Packaging – Designs and manufactures packaging solutions for commercial products

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SOLON, OHIO 44139**

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